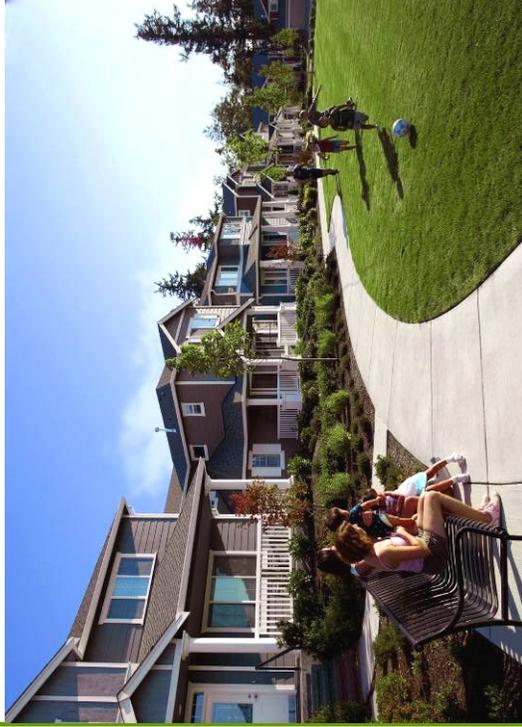


100 Years Forward
THE CASCADE
AGENDA



TRANSFER OF DEVELOPMENT RIGHTS

Making it Work in Washington

Avoided Conversion & Climate Policy

Michelle Connor

Sr. Vice President of Policy



Tacoma

Puget Sound

Puyallup River

Prime Farmland



Tacoma

Puget Sound

Puyallup River

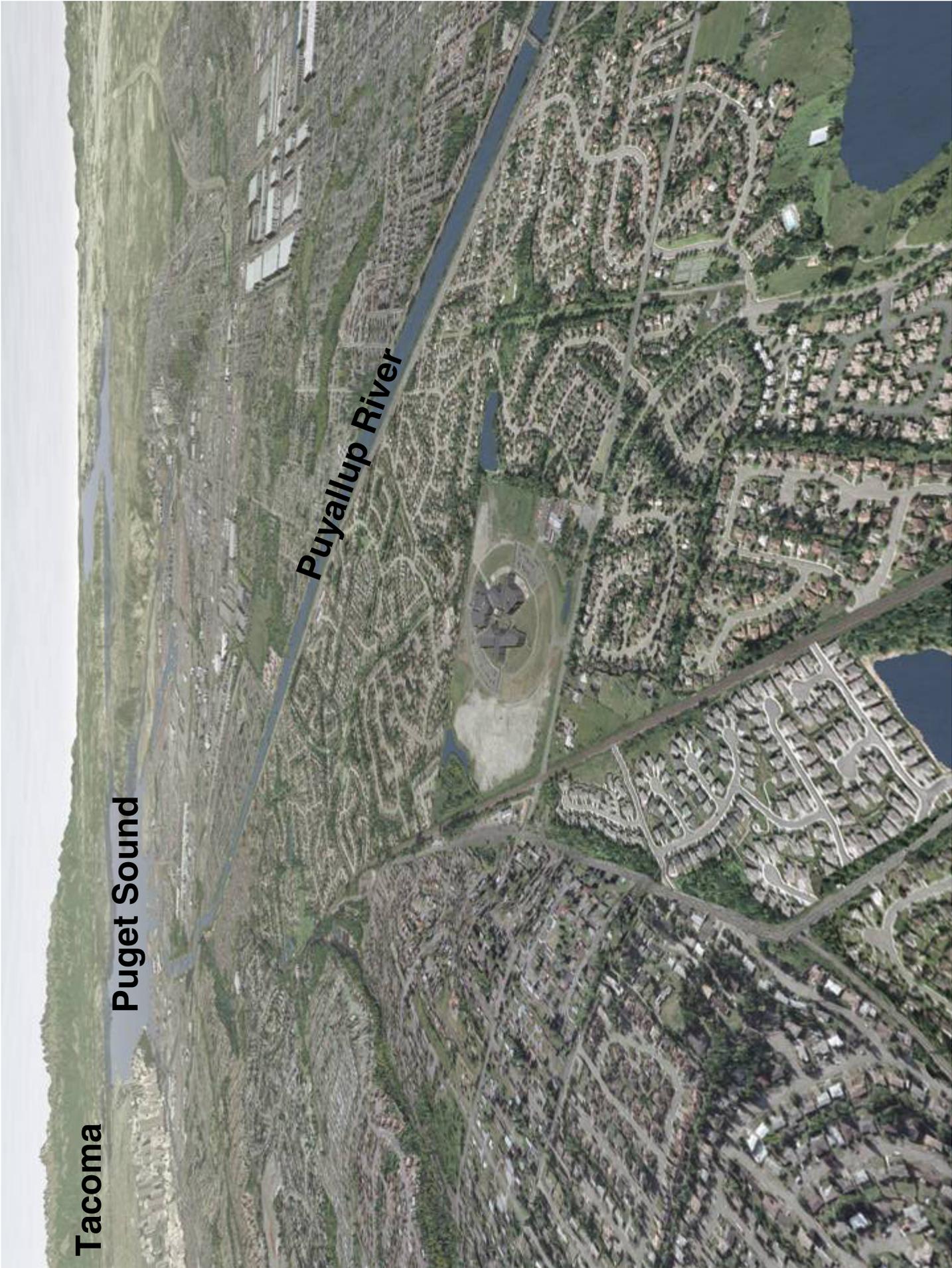
Prime Farmland?



Tacoma

Puget Sound

Puyallup River



Tacoma

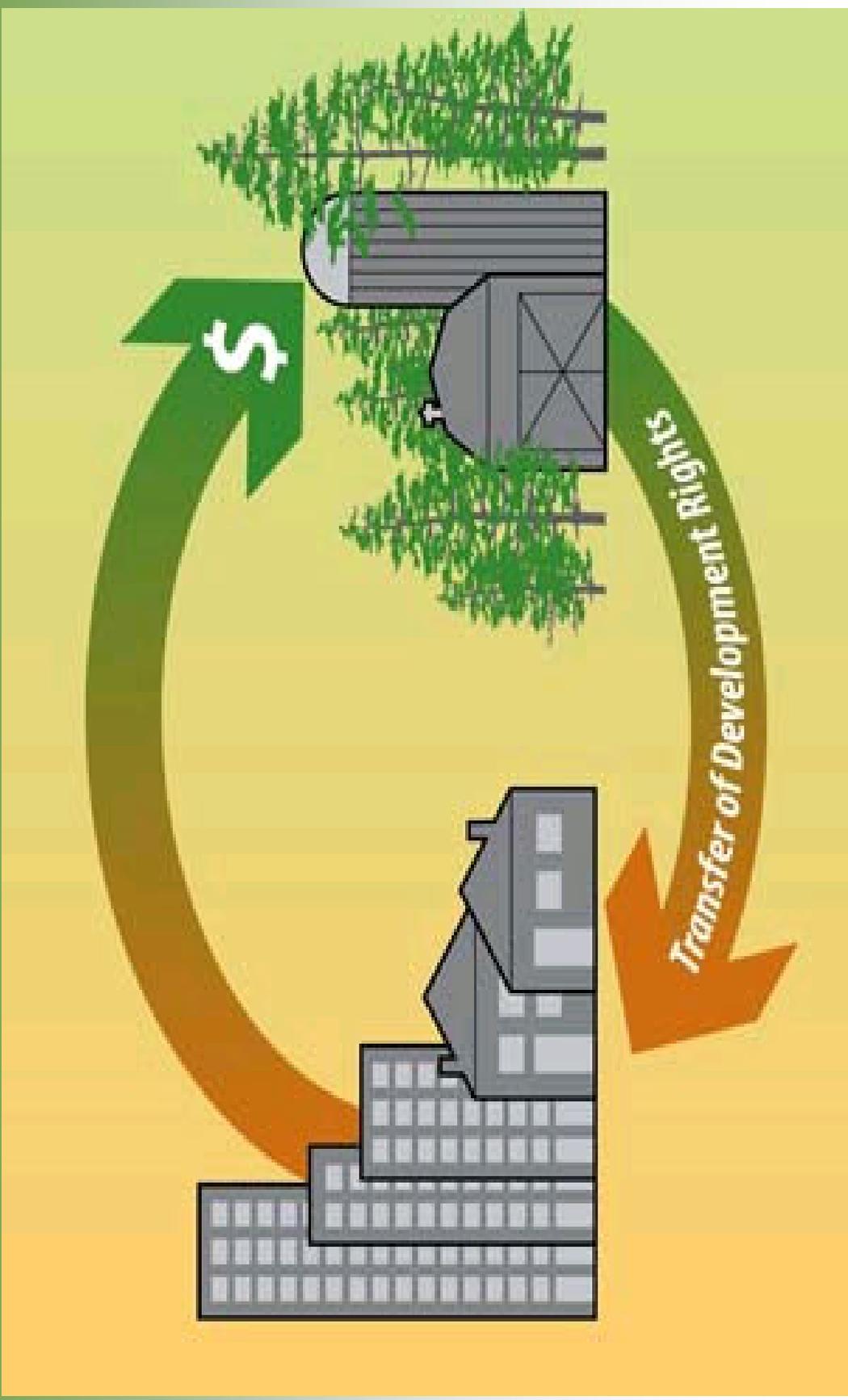
Puget Sound

Puyallup River

**Conserved
Prime Farmland**



What do TDR programs do?



How TDR Can Help

- Permanently protects resource lands
- Fairly compensates landowners
- Uses market to achieve conservation
- Supports existing communities



How TDR Programs Get Derailed

- Landowners don't want to sell
- Developers don't want to buy
- Insufficient receiving areas
 - Cities don't want to charge for growth
 - Neighbors don't want new growth
 - No one wants to pay for costs
- Lack of leadership and program support

Something for Everybody

Local Government

Landowners

TDR

Developers

Communities



We need to invest

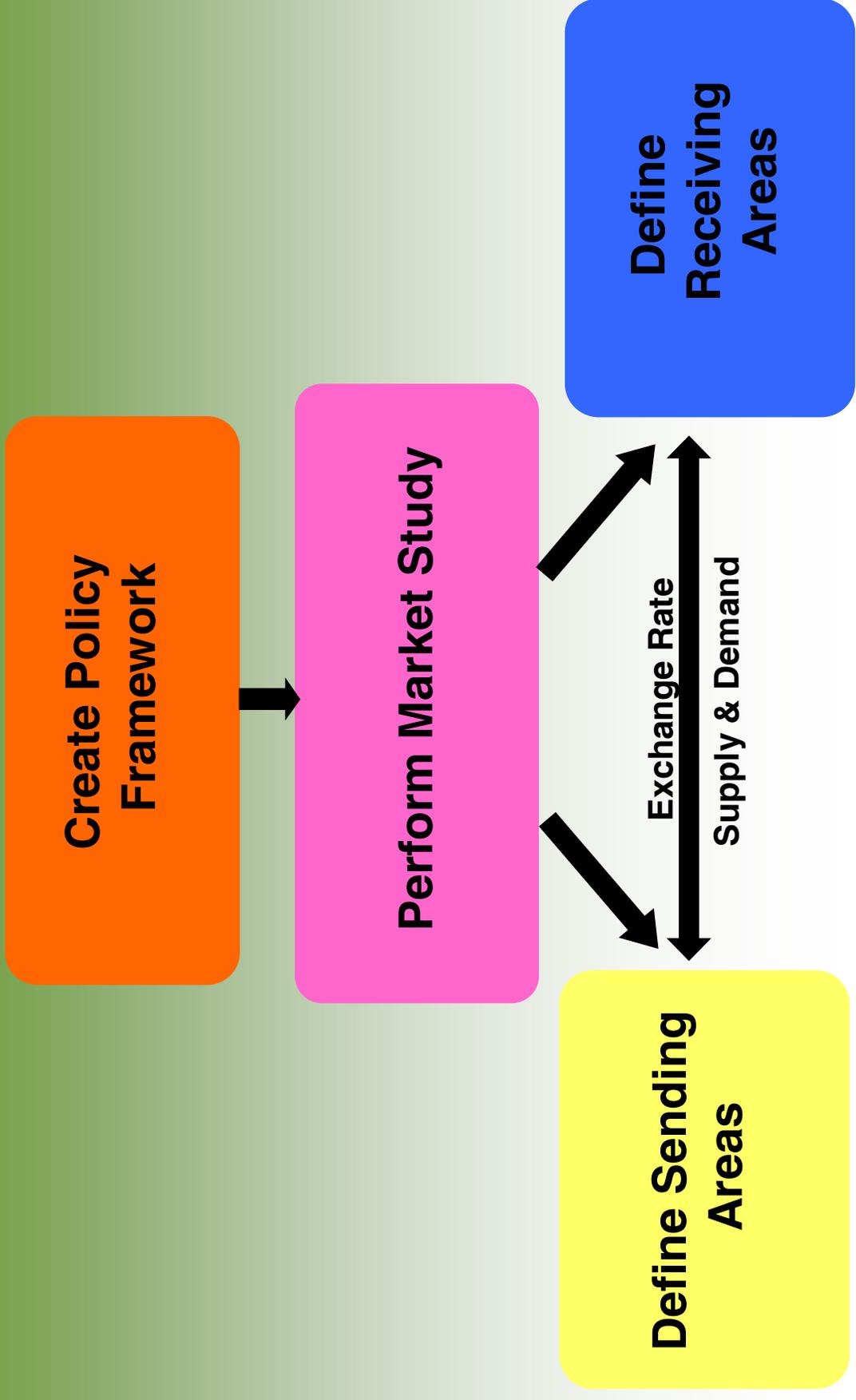
In Great Neighborhoods...



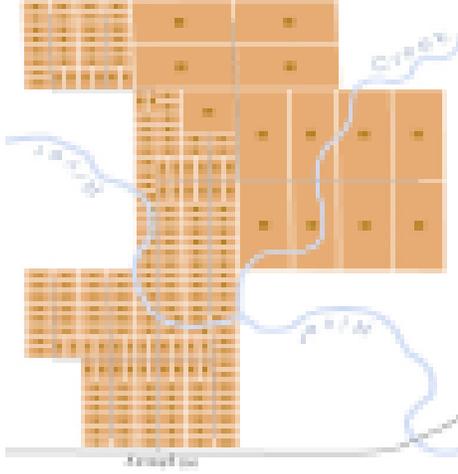
...to save forests and farms

Creating a TDR Program:

Designing the Market

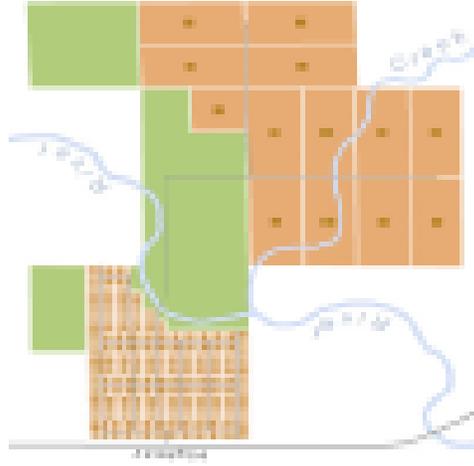


CURRENT REGULATION:



Traditional Rural Development

- 213 Residential Lots
- 0 Acres Conserved



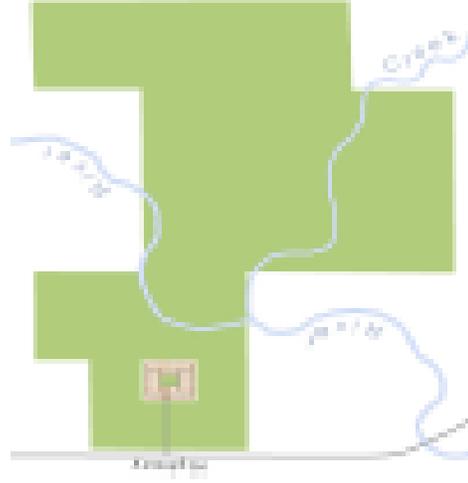
Cluster Development

- 306 Residential Lots
- 750 Acres Conserved

NEW STRATEGY:

Conservation Villages

- 200 Residential Lots
- 1,965 Acres Permanently Conserved
- 98% less land used for development





Images complements of:

Existing Landscape

Brandywine Conservancy
Environmental Management Center



Images complements of:

Brandywine Conservancy
Environmental Management Center

Typical Development



Images complements of:

Brandywine Conservancy
Environmental Management Center

Density Transferred to Conservation Village

TDR – What are they?

Not just Development Rights...

- height increase
- density bonus
- commercial FAR
- parking
- surface water requirements
- ... Whatever works?

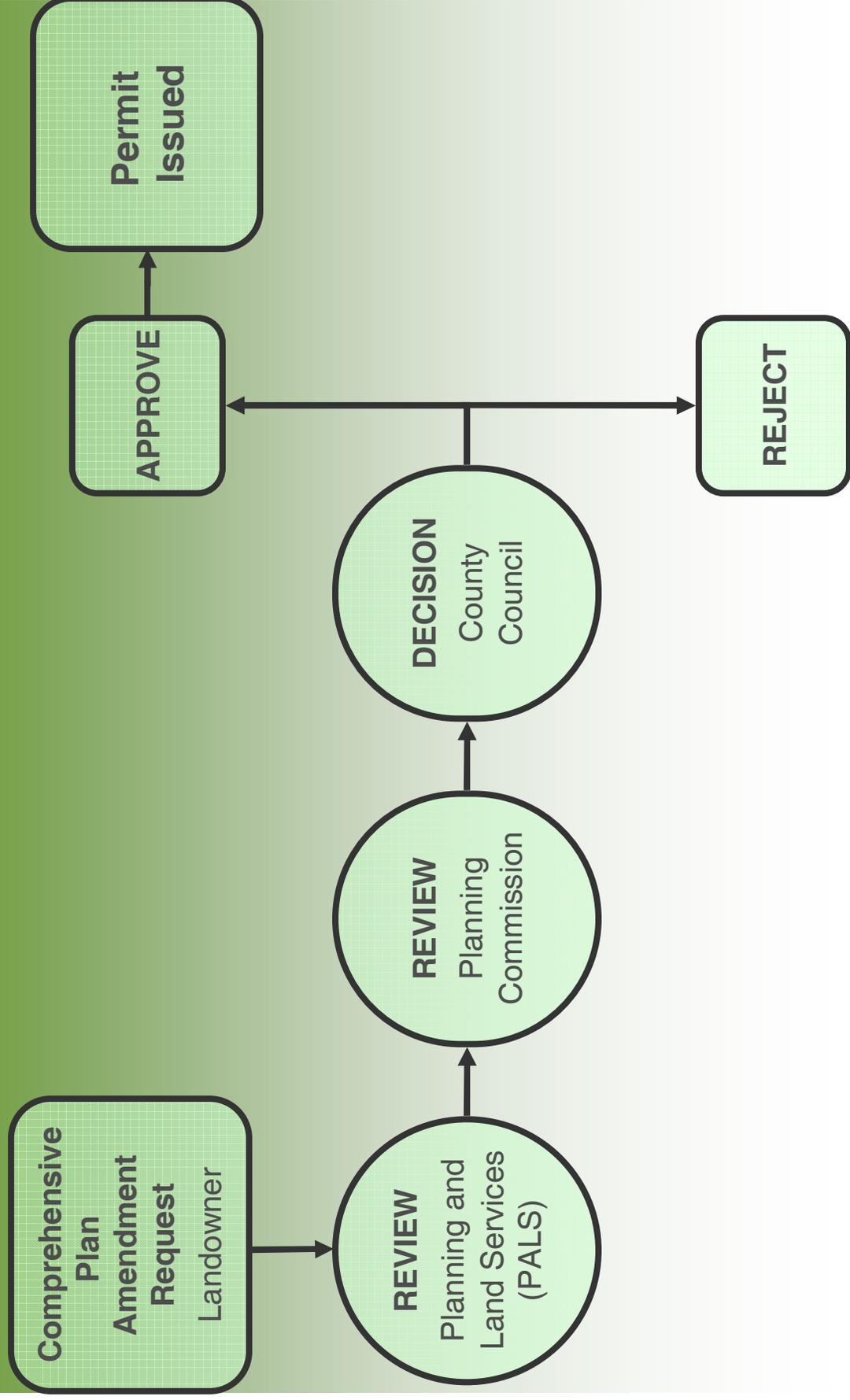


Creating a TDR Program:

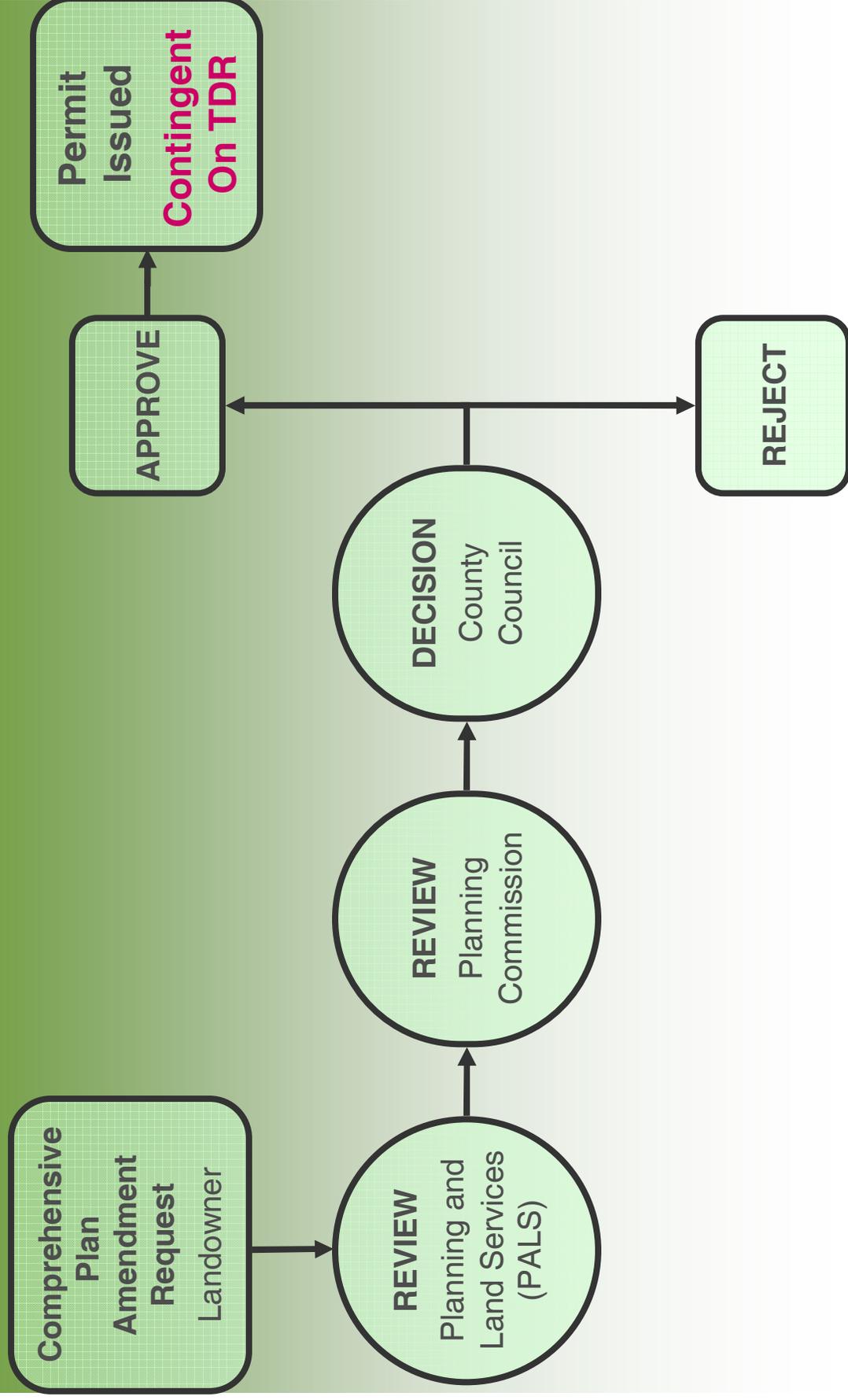
Implementing the Program

- **Adopt Legislation**
- **Develop Administrative Procedures**
- **Establish Market Mechanism**
 - **Bank**
 - **Brokerage**
 - **Private-to-Private**
- **Staff program**
- **Evaluate and Update**

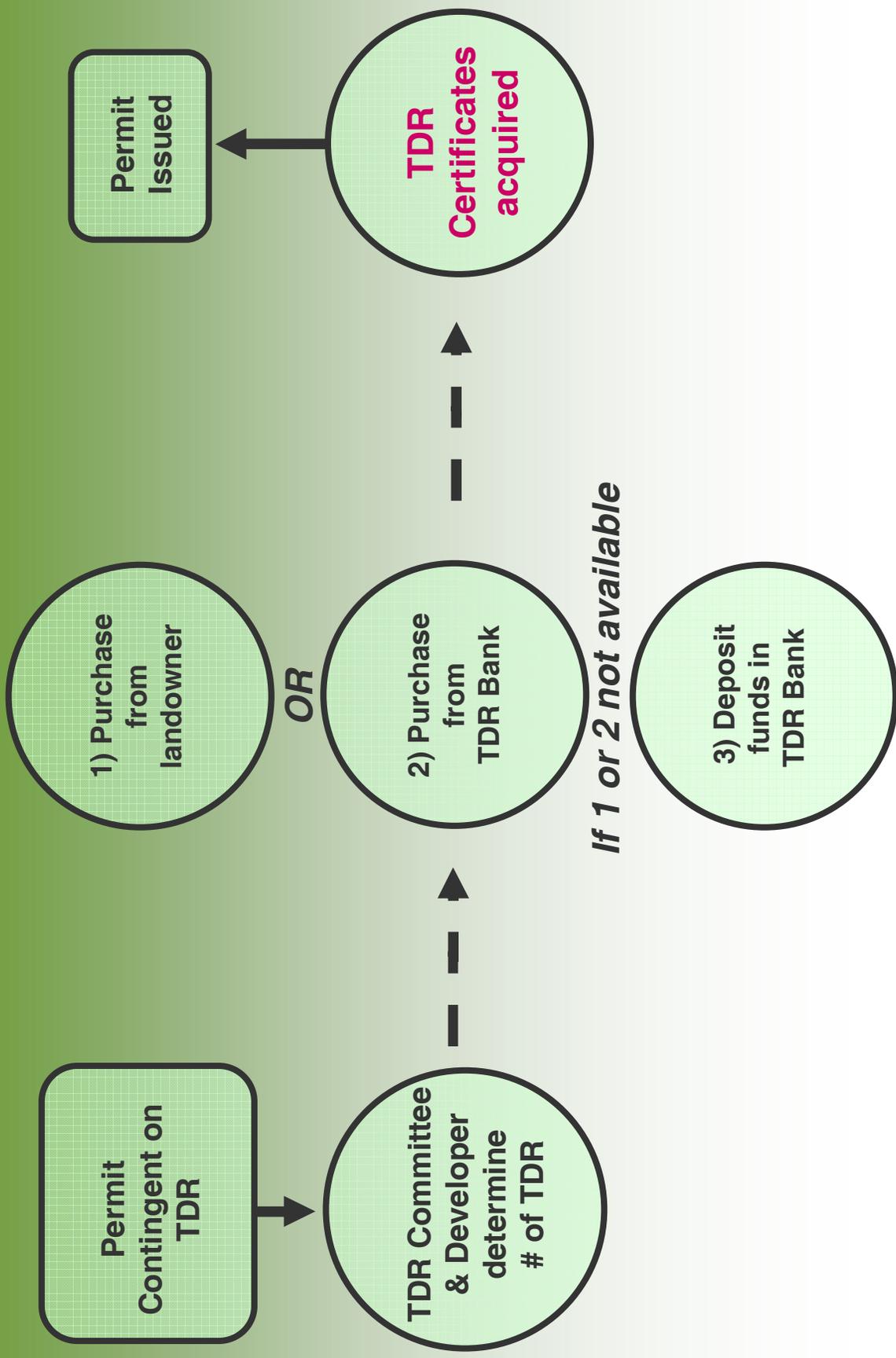
Past Pierce County Up-Zone



New Pierce County Up-Zone



Pierce County TDR Program



Discussion



www.cascadeagenda.org